

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



47 Cwrt Y Garth, Beddau, Pontypridd, Rhondda Cynon Taff. CF38 2JH



**£165,000**

## Main Features

- NO CHAIN
- 2 bedroom
- Mid terraced
- Fitted kitchen
- Fitted bathroom
- Enclosed rear garden
- EPC - To be confirmed
- Council tax - B
- Freehold

## General Information

Peter Morgan Property Group are pleased to offer For Sale this Two bedroom mid terraced house set in a cul-de-sac of similar modern properties on the Manor Chase Development at Beddau. Few minutes drive to the By-Pass road giving easy access to the retail parks of Talbot Green and the M4 at Miskin (J34)

## Lounge

UPVC double glazed sliding doors to rear, wood effect flooring, radiator.

## Kitchen

UPVC double glazed window, fitted kitchen with a range of wall and floor cupboards, stainless steel sink with drainer, tile effect flooring

## FIRST FLOOR

### Bathroom

UPVC double glazed window, fitted suite with shower over bath, W.C and wash hand basin, tiled splash back, radiator

## Bedroom 1

UPVC double glazed window, fitted carpet, radiator

## Bedroom 2

UPVC double glazed window, fitted carpet, radiator

## Front

Off road parking, area of lawn

## Rear

Enclosed rear garden with patio with area of lawn

## Viewings

Strictly By Appointment Only

## Utilities


Mains electricity, mains water, mains gas, mains drainage (service not tested)

**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Not Specified



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



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# PETER MORGAN

## POSITIVELY MOVING

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Talbot Green Branch  
Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF  
talbotgreen@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

